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### **4 Asquith Close, Moorfields, Hereford, HR4 9YQ**

*'Convenient to central Hereford a two bedroom, centrally heated and double glazed home which would benefit from some refitting and upgrading works'*

**£172,500 (Freehold)**

## 4 Asquith Close, Moorfields, Hereford, HR4 9YQ

### LOCATION

Asquith Close is located off Gladstone Drive which lies within Moorfields, just off Edgar Street, near to central Hereford. The property is accessible to Hereford's range of shopping, leisure and recreational facilities. The city also has the benefit of a bus and railway station together with a range of educational establishments.

### DESCRIPTION

4 Asquith Close is an inner terraced home which has the benefit of a gas fired central heating system and replacement double glazed windows. The property would now benefit from a schedule of refitting and upgrading works. The property comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

With door having double glazed upper panel to:

##### Reception Hall

1.63m (5'4) x 1.07m (3'6)

Radiator.

##### Kitchen

2.31m (7'7) x 2.36m (7'9)

Having a double glazed window to the front and with fitted base cupboards with working surface over, further fitted working surface with cabinets at high level and tall matching store cupboard. Single drainer sink unit.



##### The Living Room

5m (16'5) x 3.53m (11'7)

With a double glazed window to the rear, double glazed door to the rear and with coved ceiling and radiator.



#### ON THE FIRST FLOOR:

##### Landing

With access hatch to loft space and doors to:

##### Bedroom 1

3.89m (12'9) x 2.54m (8'4)

With a double glazed window to the rear, radiator and door to over stair cupboard with a wall mounted gas fired boiler and insulated hot water cylinder.

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### Bedroom 2

3.58m (11'9) x 1.98m (6'6)

With a double glazed window to the front and radiator.



### Bathroom

2.62m (8'7) x 1.52m (5')

Having bath with electric shower over, wc and wash basin. Double glazed window and radiator.



### OUTSIDE:

The property has the benefit of a driveway/parking space at the front of the residence.

At the front of the property there is a strip of lawn. At the rear the property has a garden area which is approximately 27' long by 12' wide. There is a patio area and lawn and the property has the benefit of a rear means of access.



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed along Edgar Street and turn left into Penhaligon Way by The Courtyard Theatre. Continue to and turn left into Gladstone Drive and then turn left into Asquith Close where the subject property will be identified on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**29th October 2024**

ID39261

## 4 Asquith Close, Moorfields, Hereford, HR4 9YQ

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## 4 Asquith Close, Moorfields, Hereford, HR4 9YQ

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

